

**MINUTES  
PLANNING COMMISSION  
7:00 PM  
116 WEST NEEDLES  
BIXBY, OKLAHOMA  
MONDAY  
DECEMBER 20, 2004**

<b>MEMBERS PRESENT</b>	<b>MEMBERS ABSENT</b>	<b>STAFF PRESENT</b>
<b>Scott Sherrill</b>		<b>Jim Coffey</b>
<b>Jim Powell</b>		
<b>Roy Paxson</b>		
<b>Bill Campbell</b>		
<b>Bill Davis</b>		

- 1. Call to Order: Chairman Sherrill called the meeting to order at 7:00 PM.**
- 2. Approval of Minutes of October 21, 2004. Davis moved and Campbell seconded for approval.  
VOTING FOR: Powell, Campbell, Paxson, and Davis  
VOTING AGAINST: None  
ABSTAINING: Scott Sherrill  
MOTION PASSED: 4-0-1**
- 3. Discussion and Possible action to approve a preliminary plat for Bixhoma Gated Community.**

**STAFF REPORT**

**There are many questions on the hydrology of this site, but it should not change the plat. Staff recommends approval.**

**PULBIC HEARING – No one to speak**

**Powell would you rather we pass this item until the hydrology is complete? Planner, the commission's pleasure but staff believes we can handle the hydrology of the earth change permit. The plan does meet all the qualifications from a preliminary plat.**

**Powell moved and Davis seconded for approval.**

**VOTING FOR: Powell, Campbell, Paxson, Davis, and Sherrill  
VOTING AGAINST: None**

**ABSTAINING: None**  
**MOTION PASSED: 5-0-0**

**4. BL 310 Discussion and possible action to approve a lot split of a property located at 131st Street and 78<sup>th</sup> East Ave.**

**STAFF REPORT**

**Meets all the Ordinances. Part of the Planning Commissions discussion on BZ308 for RS4. Area excluded. Lot Split is recommended.**

**Powell moved and Paxson seconded for approval,  
VOTING FOR: Powell, Campbell, Paxson, Davis, and Sherrill  
VOTING AGAINST: None  
ABSTAINING: None  
MOTION PASSED: 5-0-0**

**Scott Sherrill turned the meeting over to the Vice Chair Jim Powell and left the room, because he has interest in the next item.**

**5. PUD 36 Public Hearing, Discussion and possible action to approve Spicewood Villas South of 101st and west of Mingo, 2004 Tree Farm LLC, applicant.**

**STAFF REPORT:**

**Item has been reviewed by staff and we recommend approval.**

**PUBLIC HEARING: No one present to comment**

**Davis ask what that the difference was between a townhouse and villas Ricky Jones, representative for developer, explained the difference.**

**Davis moved and Paxson seconded for approval.  
VOTING FOR: Powell, Campbell, Paxson, & Davis.  
VOTING AGAINST: None  
ABSTAINING: None  
MOTION PASSED: 4-0-0**

**6. Old Business None**

**7. New Business None**

**8. Adjournment**

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**Chairman**

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**Date**